

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
MAY 6, 2008**

The regular session of the Auburn City Planning Commission was called to order on May 6, 2008 at 7:42 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Merz, Spokely, Nardini-Hanson, Worthington, Briggs, Elder, Kidd, Chrm. Smith

COMMISSIONERS ABSENT: None

STAFF PRESENT: Wilfred Wong, Community Development Director; Lance E. Lowe, Associate Planner; Sue Fraizer, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

The minutes of the March 18, 2008 meeting were approved as submitted.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. Density Bonus Ordinance - City of Auburn - File Admin 301.3(p).** The City of Auburn proposes to amend the Auburn Municipal Code introducing Sections 159.335 *et seq.* establishing the City's Density Bonus Ordinance. The Density Bonus Ordinance, drafted in accordance with State law, specifies how the City will provide for density bonuses for residential development.

Planner Lowe gave the staff report. He provided the background and project description for the Density Bonus Ordinance. Once approved by the Planning Commission, it will be presented to the City Council for approval.

Planner Lowe introduced Carol Stewart, the City's housing consultant who is here tonight to assist in explaining the complexities of the proposed ordinance.

The Commissioners asked Ms. Stewart questions about the proposed ordinance, which she answered. The purpose of the Density Bonus law is to encourage developers to build affordable housing. The proposed ordinance is consistent with State law. The City must offer incentives to developers for providing affordable housing. The City is rewarded by the ability to attract entry level workers for businesses that are opening in the community.

Comm. Merz left the meeting.

Comm. Spokely **MOVED** to:

Adopt Resolution 08-7 recommending that the Auburn City Council adopt the Density Bonus Ordinance as presented, or as amended by the Planning Commission, which includes the following actions:

1. Adoption of a Statutory Exemption prepared for the Density Bonus Ordinance as the appropriate level of environmental review in accordance with Section 15061 (b) of the California Environmental Quality Act (CEQA) Guidelines;
2. Adoption of "Findings of Fact" for approval of the Density Bonus Ordinance, as presented in the Staff Report; and,
3. Approval of the Density Bonus Ordinance as presented in the Staff Report.

Comm. Nardini-Hanson **SECONDED**.

AYES: Spokely, Nardini-Hanson, Worthington, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: Merz

The motion was approved.

ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
No report.
- B. Future Planning Commission Meetings
A meeting is planned for May 20, 2008.
- C. Reports
None.

ITEM VI: PLANNING COMMISSION REPORTS

None.

ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 8:19 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant